1	2	3
10	Abolition of Recruitment Regulations Committee	There are several categories of staff/officers for whom for hom no Recruitmen: Regulations have been laid down by DDA These are being drafted Till such ime he Recruimen Regulation Committee will continue.
11	Promotion of employees in all categories	Vacant posts a various levels are filled up on the recommendations of the Departmen al Promotion Committee and personnel Deparimen of the DDA as per the prescribed Recruitmen Regulations in force.

Role of Private sector in Housing

1484. SHRIMATI CHANDRIKA ABHINANDAN JAIN; Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there is any proposal under Governments' consideration for involving private sectors in all areas of housing and to give housing sector the status of industry for all purposes;

(b) whether Government are considering proposals for encouraging foreign investment in the housing construction sector; and

(c) if so, the details therof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL. CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The National Housing Policy stipulates that the private developers and the organised sector will be encouraged to invest in various forms of housing and land development by access to finance, speedier approval of schemes and other forms of support, removal of constrrnits to assembly and development of land, while they will be induced to devote a significant proportion of the invesment in housing for lower and middle income groups at affordable prices and conform to non-exploitative practices. There is at present no proposal under consideration to declare housing as an industry. However manufacture of building materials already come under the purview of industries.

(b) and (c): In line with the gene, ral policy of encouuraging NRI in. vestment in various sectors, Govern, ment have formulated a scheme to at-tralt NRI investment in housing and real esate development. Broad details of the scheme are given in the State, ment.

Statement

Broad Details of the Scheme for NRI Investment in Housing and Real Estate development

(i) The scheme will cover investment by NRIs with foreign citizenship and Indian passports in housing and real estate ventures, housig finance institutions, building material units etc in terms of existing investment guidelines. It will also make it easier and attractive for intending NRIs in various countries to acquire, rent gift property and reside in housing colonies in different cities so long as they make payments in foreign exchange. They can repatriate original investment after minimum initial lock in period of three years. Repatriation of income and dividends after taxotion in respect of manufacture of building materials, participatory ventures in real estate and in housing finance institutions will be permitted through enabling notifications by Reserve Bank of India.

(ii) A Nodal Cell has been set up in National Housing Bank for coordinating decisions on policies and procedures relating to NRI investment with representation of all concerned agencies and nominess Of State Government. This will be supervised 'by Ministry of Urban Development.

(iii) A joint sector Rating Agency will be set up to grant approved status/accredition to public and private builders conforming to established criteria.

(iv) On the strength of the approved status of builders, necessary clearances in respect of the builders project will be given for the construction and provision Of services at the local level by State and city agencies.

(v) Upto 5 per cent of sale proceeds in each scheme subject to a ceiling of Rs. 25 lakh exclusive of the foreign exchange for travel and advertisement will be released in foreign exchange to the builders towards expenses for marketing the houses including payment of com-misnions and promotion of schemes on an international basis.

(vi) NRI's are also permitted to acquire, hold, transfer or dispose off properties toy way of sale or inheritance, privided where properties are acquired by purchases they are for bonafide residential purpose of purchasers and the sale consideration is met out of foreign exchange. They will also be permitted to let out the properties on rent.

(vii Gifting of properties by NRIs to relativen will be freely permitted subject to taxation without the requirements of prior permission. NRIs can acquire upto two houses provided the purchase is effected with foreign exchange.

(viii) The required perminnion for purchase of the house under Section 269 UC of Income Tax Act will be given by the Income Tax Department within 15 days to 30 days.

आवास तथा शहरी विकास निगम (हुडको) द्वारा ग्रामीण क्षेत्रों में मकान बनाने के लिये वित्तीय सहायता दिया जाना

1485. श्री गोपाल सिंह जी० सोलंकी क्या **शहरी विकास** मंत्री यह बताने की कृपा करेंगे कि :

(क) क्या यह सच है कि आवास तथा शहरी विकास निगम (हुडको) ग्रामीण क्षेत्रों में मकान बनाने के लिए वित्तीय सहायता प्रदान करता है ;

(ख) यदि हां, तो गत वर्ष आवास तथा शहरी विकास निगम द्वारा ग्रामीण क्षेत्रों में बनाये गये मकानों का राज्य-वार ब्यौरा क्या है; और

(ग) यदि उपयुक्त भाग (क) का उत्तर "ना" में हो, तो उसके क्या कारण हैं ?

शहरी विकवस मंत्रालय में राज्य मंत्री तथा जल संसाधन मंत्रालय में राज्य मंत्री का अतिरिक्त प्रभार (श्री पी० के० थुंगन) : (क) जी, हां।

(ख) डौर (ग) हुडको देश के ग्रावीण क्षेत्रों को मकान बनाने डौर उनके सुधार के लिए वित्त की व्यवस्था करता है लेकिन वास्तव निर्माण कायान्वयन अभिकरणों अर्थात् ग्रामीण आवास बोर्डों, जिला बोर्ड, पंचायत, तालुका विकास बोर्डों आदि द्वारा किया जाता है। 91-92 के दौरान हुडको ने देश के विभिन्न भागों में 21,63,87 रिहायशी एकक स्वीकृत किये। राज्यवार ब्यौरे विवरण में दिए हैं